



AVAILABLE
FOR LEASE

10901 FOLSOM BLVD
RANCHO CORDOVA, CA 95670

FOLSOM BLVD
+/-25,000 VPD

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CENTURY 21
Select Real Estate, Inc



Prominent Location - Turn Key Retail Suites - Facing HWY 50

THE PROPERTY

10901 FOLSOM BLVD. RANCHO CORDOVA, CA 95670

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



RANCHO CORDOVA
CITY OF RANCHO
CORDOVA
APN: 058-0420-007



+/-866 to
+/-1,115 SF
Retail /
Office



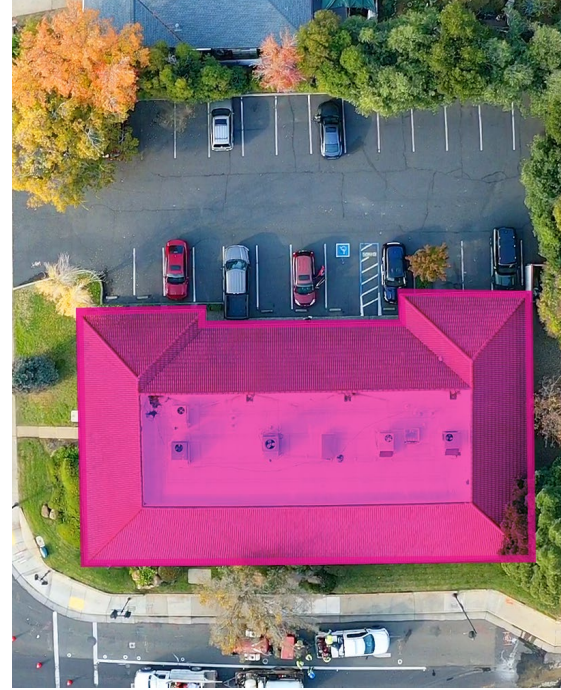
RD-10
BUILT IN 1985



INDIVIDUAL
RETAIL SUITES



NEGOTIABLE



10901
FOLSOM BLVD.





STAPLES



50

River City Christian Church



EXTRA SPACE STORAGE



iStorage

True Value

JIMBOY'S THE FACTS

SUBJECT

FOLSOM BLVD +/- 25,000 VPD

Pepp Boys

MCGREGOR DR



HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES



BIG 5
SPORTING GOODS

GROCERY OUTLET
Bargain Market

Walmart
Golden1 Credit Union

Jack
in the box

DOLLAR TREE

UNITED STATES
POSTAL SERVICE

99c
Only STORES

SAFeway

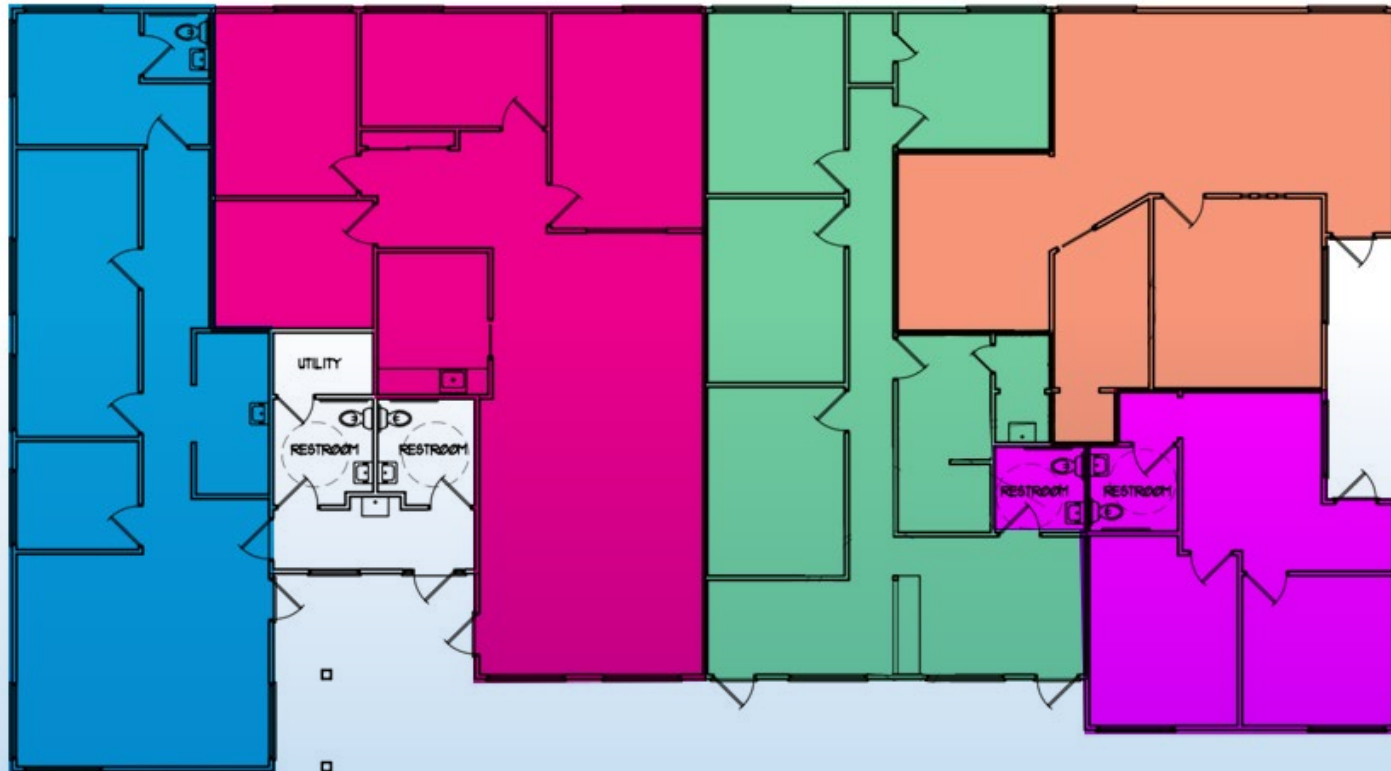
Jersey Mike's
SUS



ROSS
DRESS FOR LESS

CVS

BUILDING FLOOR PLAN

10901 FOLSOM BLVD. RANCHO CORDOVA, CA 95670



-  **UNIT F: +/- 1,031 SF**
-  **UNIT D: +/- 1,115 SF**
-  **UNIT C: +/- 1,228 SF**
-  **UNIT A: +/- 866 SF**
-  **UNIT B: +/- 551 SF**



THE AREA

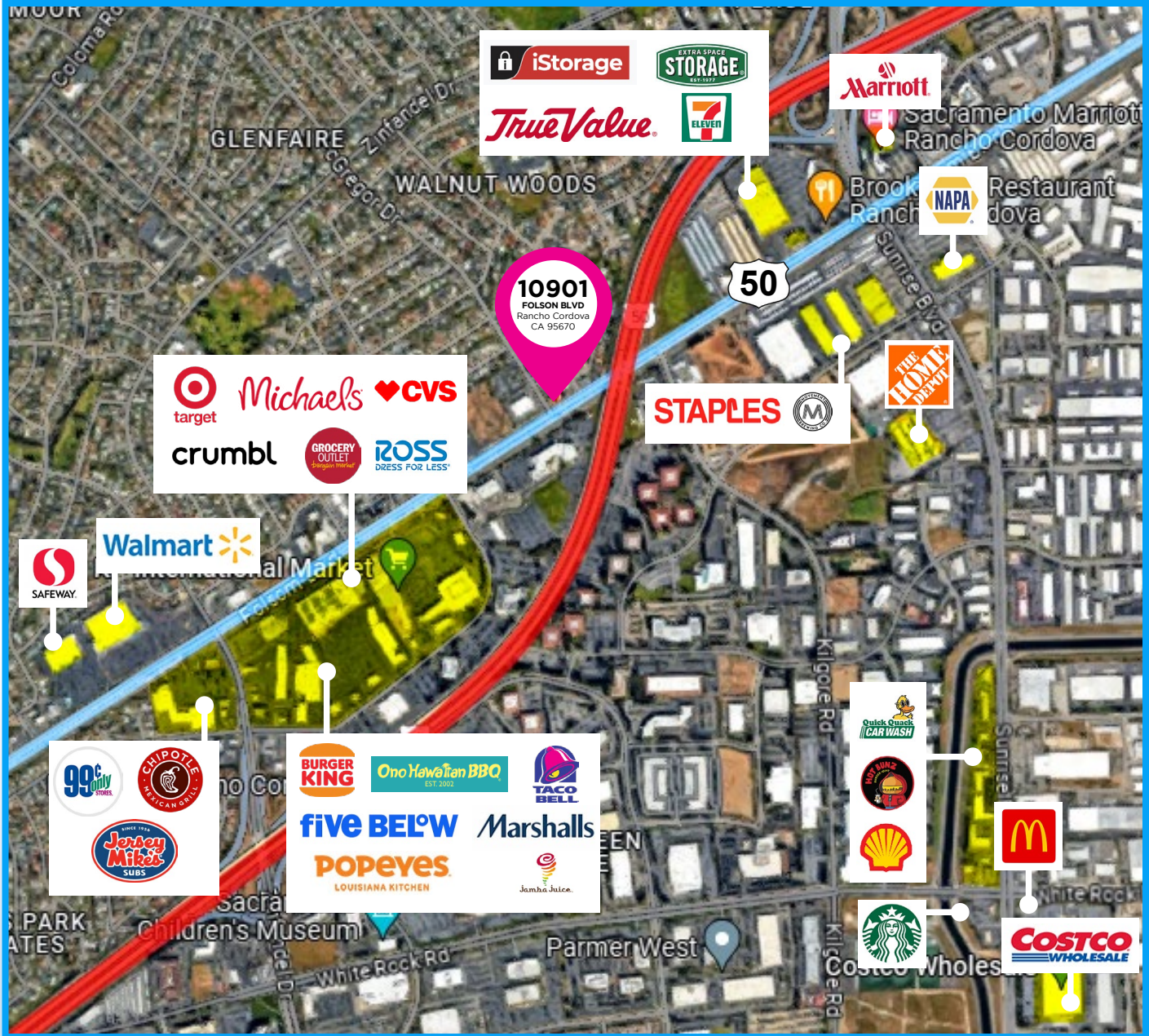
This expanding business district in Rancho Cordova, CA is surrounded by large office buildings, several local and national food amenities, and existing businesses of similar nature continue to draw expanding businesses and a working population to support the area's continuous growth. In 2019, Rancho Cordova saw a population of approximately 73,000 individuals with a median age of 34.5 and a medium household income of \$65,307. Population growth between 2018 - 2019 saw an increase of 1.51% and a household income growth of 3.3%. The largest universities in Rancho Cordova consists of InterCoast Colleges-Rancho Cordova, Chamberlain University-California, and Independent Training & Apprenticeship Program have awarded 219 degrees. The average property value in Rancho Cordova saw an increase from \$278,800 to \$299,800. The nearby intersection of Sunrise Blvd. and White Rock Rd. has an average daily traffic count of approximately 37,000 vehicles per day. An expanding educated working population that lives within the city limits create a desirable working environment for expanding or beginning business. It's proximity to HWY 50, Sunrise Blvd, Costco, Starbucks, and several other local and national food amenities makes 3017-3039 Kilgore a highly desirable location.



MAP OF CALIFORNIA



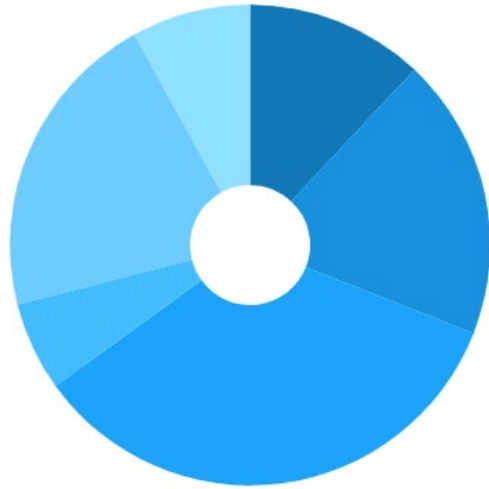
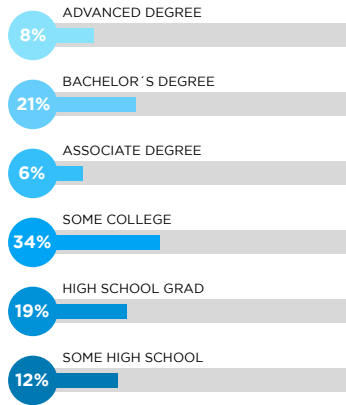
POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	28,765	127,890	362,027
2010	43,432	208,895	460,440
2023	51,387	239,338	513,519
2027	53,812	249,465	533,077



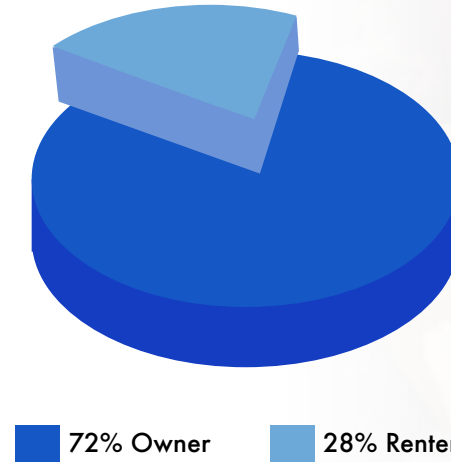
DEMOGRAPHICS

EDUCATION & HOUSING

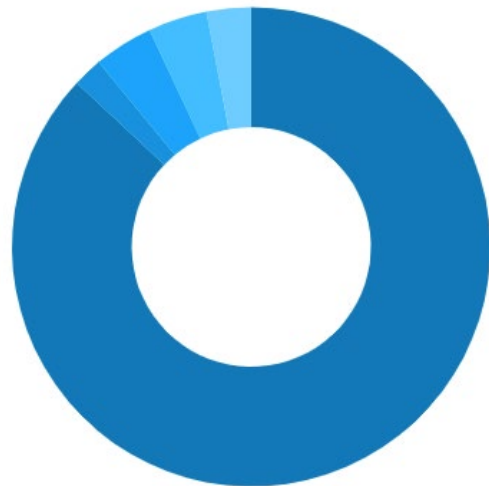
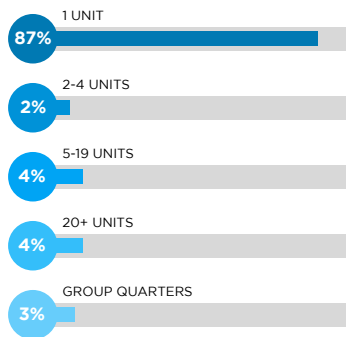
EDUCATIONAL ATTAINMENT



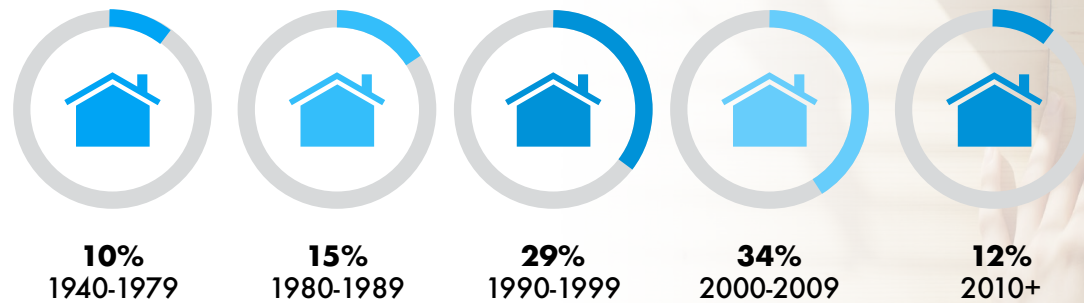
HOUSING OCCUPANCY



HOUSING TYPE



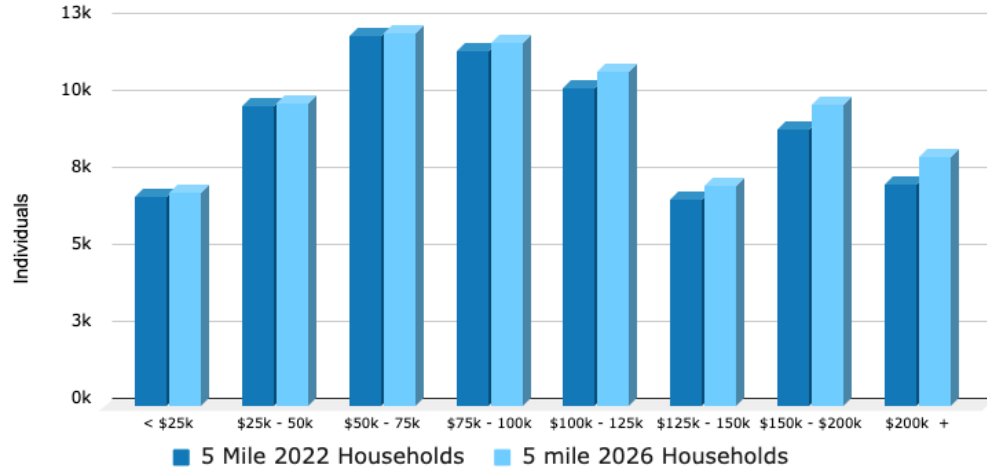
HOMES BUILT BY YEAR



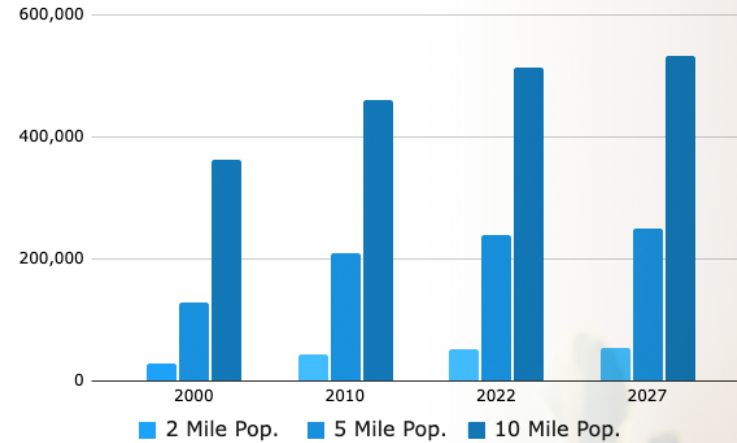
DEMOGRAPHICS

INCOME & POPULATION

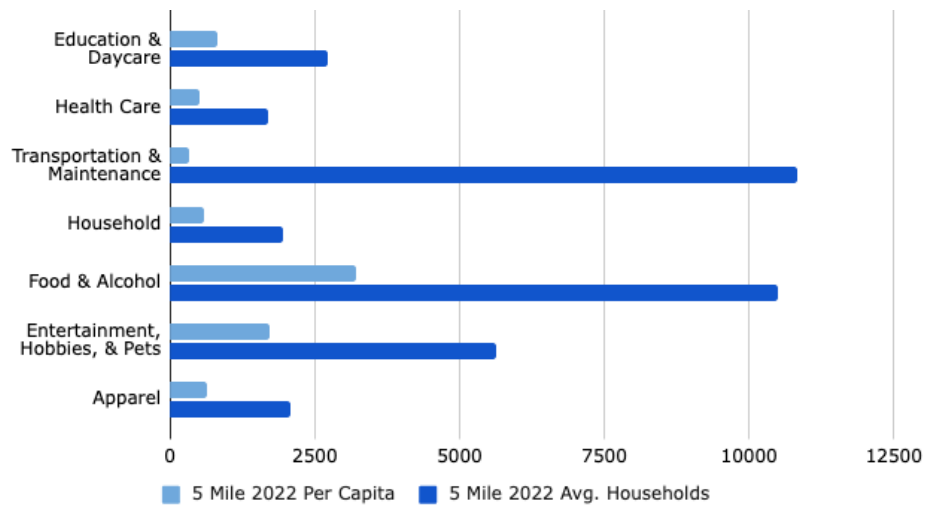
MONTHLY HOUSE HOLD INCOME



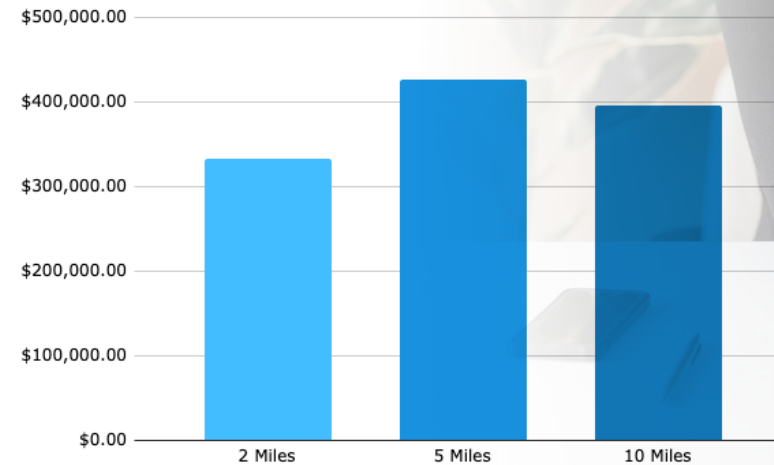
POPULATION



PER CAPITA & AVG. HOUSEOLD SPENDING



MEDIAN HOME VALUE





MCGREGOR DR



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Select Real Estate, Inc



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